

Bunkerhill Neighborhood Tenants Meeting – March 7, 2011

1. Concerns that the preliminary proposal was always the proposal.

The concern is understandable; however, no decision was pre-determined for the Bunkerhill neighborhood. Had a decision been made about these properties, the status of their eligibility would have been provided at the very first meeting held in September 2009. The process to determine the eligibility of the properties in this neighborhood was always and continues to be envisioned as an open process in which the tenants would participate.

2. Maitland residents have water, sewer, egress; something doesn't feel right

This is a true statement regarding the condition of Maitland Road, and these are valid points that will be re-evaluated as staff continues to work on additional scenarios to present to the tenants in a future community meeting.

3. Why were houses along west side of Central deemed eligible? Why would they not be part of an assessment district?

The houses along the west side of Central were deemed eligible before the original meeting held in September 2009, because they have sewer and acceptable access and, given their lot pattern, it made sense to allow them to be eligible. The concern about excluding them from an assessment district will be re-evaluated as additional scenarios are explored and presented back to the tenants in a future community meeting.

4. If road width is determining factor, Maitland meets road width.

The road width was not the only determining factor as to whether or not properties would be included in an assessment district. You are correct that Maitland does meet the minimum road width.

5. Caltrans needs to be held responsible for the road width and conditions in the neighborhood as well

Concern noted.

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6. Is there a developer in mind for property?

No; there is no developer in mind for the property. No one has approached the City or Caltrans regarding the development of this area.

7. We have all been living in this area, have we been living in harm's way this whole time?

Technically yes, by today's standards. The roads are narrow, the area has limited access points, and it is difficult for the Hayward Fire Department to safely access this area. Also, given the limited ingress/egress points, it would be difficult during an emergency event for residents to leave the area while the Fire Department is responding to an event. The resale of the land, regardless of to whom, is an opportunity to rectify the situation and the City would be remiss if they did not move to correct the situation with this opportunity.

8. The City wants a Blackhawk community

The City has a responsibility to assure that any proposed projects adhere to the zoning established through the 238 Land Use Study, and to uphold the vision of the community as a whole. That's all: no one is seeking a specific type of development.

9. There is one privately owned lot on Bunkerhill and that lot has been sold to a private developer

There is one privately owned lot, and the city was not aware that the property had been sold; nor has the buyer of the property approached the city about the remainder of the area.

10. What happens if property is marketed as one lot, what happens between now and when property is sold?

Nothing. Tenants would stay in their respective units.

11. Why are some lots labeled non-conforming and others are not?

The minimum lot size based on the zoning designation for the properties is 20,000 sq. ft. Any lot that is less than this size would be considered non-conforming. Staff tried to accommodate existing homes when laying out potential lot lines. This resulted in some lots being less than 20,000 sq. ft.

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12.What is timeline for the remainder of this process?

It is unknown at this time what the exact timeline will be. Staff intends to re-evaluate the preliminary proposal, based on comments and feedback received at the March 7 meeting and present new information to the tenants, including evaluation of the feasibility of a scenario that would allow some properties to be eligible to be purchased by tenants. Another community meeting will be held with the tenants. Following that meeting, a public hearing will be held with the Hayward City Council and the Council will ultimately make a final determination, which will be forwarded to Caltrans for their consideration. The final decision regarding how and when to sell the properties rests with Caltrans. The best guess is the remainder of the process could take anywhere from 2-6 years until properties are ultimately sold in this area.

13.In the interim, we would want to see the blight issues addressed in the neighborhood; dilapidated structures, potential crime, etc

Comment noted. It is suggested that the existing tenants use the opportunities available to them to register their concerns and complaints, including the Access Hayward system (<http://user.govoutreach.com/hayward/faq.php>) or by contacting Community Preservation staff directly at 510-583-4143.

14.A third option should be evaluated, providing long-term tenants the option to purchase their homes; this may impact the cost of assessments

The City will explore this option, based on the feedback received at the March 7 meeting.

15.What is basis for the assessment costs? How was this determined?

The basis for the assessment costs is essentially road improvements to meet minimum City standards, the costs associated with a secondary egress, and sewer main extensions. The details are included with the colored assessment map.

16.Stipend money to be used for repairs or down payment?

If you are interested in purchasing your home, you must leave your stipend amount on retainer with the City as good faith interest in purchasing your home. The Settlement Agreement stipulates that the entire stipend amount must be applied toward the purchase price of the home or rehabilitation of the residence in order to meet

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requirements of conventional or FHA financing provided (a) the tenant has entered into a binding purchase contract for the home; (b) the tenant has received a pre-approval letter from a lender for a first mortgage to pay for the home; and (c) the tenant continues to meet the down payment obligation for the purchase of the home. For more information, please contact Hayward's Housing Manager, Jeff McLaughlin, at 510-583-4258.

17. General Plan indicates the City should be helping residents become homeowners, maintaining neighborhoods, etc.

These are valid points and will be considered as additional scenarios are explored for these properties.

18. Consider alternatives that allow current eligible tenants to realize their dreams of homeownership.

Staff will consider all comments as additional scenarios/alternatives are explored for these properties.

19. What happens if the one developer scenario falls through?

This decision will still be up to Caltrans, which has the opportunity to wait until the market allows it to sell to one developer, or it can choose to sell off the lots on a lot-by-lot basis.

20. Is Caltrans going to continue to rent out vacant units?

Caltrans staff has indicated they will continue to rent out vacant units.

21. Don't understand why Maitland is included?

Based on comments received at the March 7 meeting, staff will explore at least one additional scenario, which would exclude Maitland properties.

22. Remember that the residents in this area love their homes

Comment noted.

23. Residents have real concerns over continuing to rent from Caltrans

Comment noted.

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24. Will sewer be completely redone or just extended?

In some cases, the improvements include an extension of the sewer main or a new sewer main. The map shows the location of existing and proposed sewer.

25. The mix of newer homes with existing homes would not necessarily have negative home value impacts

Comment noted.

26. Need for one more community meeting to discuss additional scenarios prior to a Council meeting

Staff will prepare at least one additional scenario for consideration and will present it to the tenants at another community meeting prior to scheduling a public hearing with the Hayward City Council.

27. Will tenants that took stipend be able to redeposit with the City if they determine they want to purchase their home if the home is deemed eligible

Yes. Per the Settlement Agreement, any tenant that took his/her stipend and does indeed want to purchase his/her home must submit a letter of intent to purchase the homes with the City and must return the stipend money plus interest at two percent within 6 months of the date the stipend was picked up from the City. For more information, please contact Hayward Housing Manager Jeff McLaughlin at 510-583-4258.